

**AGENDA**  
**CITY OF SEDONA**  
**PLANNING AND ZONING COMMISSION**  
**PUBLIC HEARING**  
**TUESDAY, AUGUST 6, 2013, 5:30 P.M.**

Pursuant to ARS 38-431.02 notice is hereby given to the members of the Planning and Zoning Commission and to the general public that the Planning and Zoning Commission will hold a public hearing open to the public on **Tuesday, August 6, 2013 at 5:30 p.m.**, in the **Vultee Conference Room**, located at 102 Roadrunner Drive, Sedona, Arizona. **NOTE: Times noted on the agenda are approximations only and may vary.**

The Order of Business shall be as follows:

**(15 minutes, 5:30 – 5:45 pm for agenda items 1-4)**

1. Verification of Notice, Call to Order, Pledge of Allegiance and Roll Call
2. Commission/Staff announcements and summary of current events by Chairman/Staff.
3. Public Forum – for items not listed on the agenda within the jurisdiction of the Planning and Zoning Commission – limit of three minutes per presentation. (Note that the Commission may not discuss or make any decisions on any matter brought forward by a member of the public).
4. Approval of the action minutes of the following meetings:

July 2, 2013 (R)                      July 16, 2013 (R)
5. Consideration of the following requests through public hearing procedures: **(30 minutes, 5:45 – 6:15 pm)**
  - A. Discussion/possible action regarding a request for a Conceptual Development Review approval to construct two new commercial buildings and associated site improvements at 1520 W State Route 89A. The property is zoned C-2 (General Commercial). A general description of the area affected includes but is not limited to the northeast corner of W State Route 89A and Posse Ground Road. The lot is further identified as Assessor's Parcel Number 408-25-038R.

**Applicant:** Simone Mussa (Agent for Farshid Paydar)  
40 Soldier Pass Road, Suite 15; Sedona, AZ 86336  
**Case Number:** PZ13-00009 (DEV)  
**Staff:** Cari Meyer, Associate Planner

6. Introduction/discussion regarding the agenda items for the regularly scheduled meeting of Tuesday, August 20, 2013: **(30 minutes; 6:15 – 6:45)**

- A. Discussion regarding a request for the reestablishment of the RM-1 zoning district at 140 Navajo Drive. A general description of the area affected includes but is not necessarily limited to the area at the northeastern terminus of Navajo Drive. The property is approximately 1 acre and is further identified as Assessor's Parcel Number 408-24-496C.

**Applicant:** Simno Holding, LLC (Chris Tortorello)

**Case Number:** PZ13-00012 (ZC)

**Staff:** Kevin Snyder, Director

7. Discussion/possible action regarding future meeting dates and agenda items: **(10 minutes, 6:50 – 7:00 pm)**

Thursday, August 15, 2013 – 3:30 p.m. – Work session

Tuesday, August 20, 2013 – 5:30 p.m. – Regular

Thursday, August 29, 2013 – 3:30 p.m. – Work session

Tuesday, September 3, 2013 – 5:30 p.m. – Regular

8. Adjournment (7:00 pm)

NOTE: This is to notify the public that members of the City Council and other City Commissions and Committees may attend the Planning and Zoning Commission meeting. While this is not an official City Council meeting, because of the potential that four or more Council members may be present at one time, public notice is therefore given for this meeting and/or event.

NOTE: Pursuant to A.R.S. §38-431.02(B) notice is hereby given to the members of the Planning and Zoning Commission and to the general public that the Planning and Zoning Commission will hold the above open meeting. The Planning and Zoning Commission may vote to go into executive session on any agenda item, pursuant to A.R.S. §38-431.03(A)(3) and (4) for discussion and consultation for legal advice with the City Attorney.

The City Council Chambers is accessible to people with disabilities, in compliance with the Federal "504" and "ADA" laws. Those with needs for special typeface print, may request these at the Clerk's Office. All requests should be made twenty-four hours prior to the meeting.

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Kevin Snyder, Director  
Department of Community Development

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Marty Losoff, Chairman  
Planning and Zoning Commission

Posted Date: \_\_\_\_\_ Time: \_\_\_\_\_ By: \_\_\_\_\_

***The mission of the City of Sedona government is to provide exemplary municipal services that are consistent with our values, history, culture and unique beauty.***